

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

P.A.S.: Annexation #02004 **DATE:** December 22, 2002
Change of Zone #3362
Preliminary Plat #02012 - Big Thompson Creek

SCHEDULED PLANNING COMMISSION MEETING: January 8, 2002

PROPOSAL: ANN#02004 - To annex 46.22 acres.
CZ#3362 - To change the zoning from AG to R-3.
PP#02012 - Creates 158 residential lots and four outlots.

WAIVER REQUESTS:

1. Block length in excess of 1,320'.
2. Pedestrian easement where a block exceeds 1,000' in length.
3. Intersection approach exceeding 3% in grade.
4. Sanitary sewer flow opposite street grades.
5. Lots less than 120' deep adjacent to a major street.
6. Lot lines not perpendicular to right-of-way lines.

LAND AREA: Approximately 46.22 acres.

CONCLUSION: If the annexation agreement is signed as drafted, the necessary improvements must be shown on the plat. The improvements called for in the agreement along with the requested waivers will allow the change of zone and preliminary plat to be found to generally conform to the Zoning Ordinance and Comprehensive Plan. If the annexation agreement is not signed as drafted, these applications do not conform to the Zoning Ordinance and Comprehensive Plan and should not be approved.

RECOMMENDATION:

Annexation #02004	Conditional Approval
Change of Zone #3362	Approval
Preliminary Plat #02012	Conditional Approval

WAIVERS

Block length in excess of 1,320'	Approval
Pedestrian easement where a block exceeds 1,000' in length.	Approval
Intersection approach exceeding 3% in grade.	Approval
Sanitary sewer flow opposite street grades.	Approval
Lots less than 120' deep adjacent to a major street.	Denial
Lot lines not perpendicular to right-of-way lines.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

LOCATION: Northeast of the intersection of South 56th Street and Yankee Hill Road.

APPLICANT/

OWNER: Ridge Development Company
2001 Pine Lake Road, Suite 100
Lincoln, NE 68542

CONTACT: Stephen Clymer
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Residential under development (Thompson Creek)	R-3
South:	Agriculture	AG
East:	Agriculture	AG
West:	Single-family Residential	AGR

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The future land use map designates urban residential land use for this area.

Page F31 - This area is shown as Priority Area A of Tier 1 within of the City's Future Service Limit. Lands within Priority Area A should be provided with basic infrastructure within 12 years of adoption of the Plan.

Page F103 - South 56th Street is shown as a principal arterial at this location. Principal arterials can provide direct access to adjacent land, but their primary functional responsibility is moving traffic within the transportation system.

Page F105 - South 56th Street is shown to be constructed as a four-lane plus center turn-lane roadway.

Page F110 - South 56th Street is included on the list of proposed street improvement projects for the 25 year programming period.

Page F112 - South 56th Street is included with those streets designated for 120' wide rights-of-way to allow for a four-lane plus center turn-lane roadway and other public improvements in the right-of-way.

HISTORY: Preliminary Plat was submitted **March 25, 2002**.
Planning Director's letter was sent **April 24, 2002**.
Revised preliminary plat was submitted **November 27, 2002**.

UTILITIES: Water- The internal water system for this plat is satisfactory. However, a 24" water main must be constructed in South 56th Street to get water to the site, and the funds for the City's portion of this improvement have not been budgeted.

Sanitary Sewer - This project will connect to the sanitary sewer being constructed to serve Thompson Creek subdivision adjacent to the north. The sewer plan shown is satisfactory.

TRAFFIC ANALYSIS: Internal local streets will connect with those being platted as part of Thompson Creek adjacent to the north. A full turning-movement median provides access to South 56th Street at Cavvy Road.

South 56th Street is planned to be a four-lane plus center turn-lane arterial street, however the funds for this improvement are currently not in the six-year capital improvements program. Temporary widening of South 56th Street to accommodate the turn lanes necessary for the full median access at Cavvy Road will be necessary if this project is developed in advance of the permanent upgrade of South 56th Street.

PUBLIC SERVICE: Annexation is necessary for connection to the City's water and sewer systems. After annexation, all municipal services will be provided. Engine #6 at South 48th

and Claire Streets is the nearest existing fire station, although this plat shows a potential future fire station site on Lot 5, Block 11; Gere Library is located at South 56th and Normal Blvd; and, a potential future school site is shown on the property immediately east of this project - also a potential site for a future neighborhood park to be located somewhere in this area.

REGIONAL ISSUES: Impact upon L.E.S. power transmission lines in the area.

ANALYSIS:

1. This site is outside the city limit but within the Future Service Limit and must be annexed to receive City services. An annexation agreement is required. A partial listing of the conditions in the agreement is as follows:
 - A. That 10' of additional right-of-way be dedicated along South 56th Street to provide one-half of the required 120' right-of-way;
 - B. That an additional 10' utility easement be granted to L.E.S. along South 56th Street;
 - C. That the developer pay to relocate L.E.S. power poles out of the South 56th Street right-of-way;
 - D. That the developer pay one-half of the equivalent cost to design, grade, and pave South 56th Street with curb and gutter as a "suburban cross section";
 - E. That the developer pay to construct temporary left-turn lanes in South 56th Street to accommodate full median access at Cavvy Road if streets are final platted that connect to South 56th Street prior to construction of the improvements in 'D' above;
 - F. The developer will construct a 24" water main in South 56th Street, and the City agrees to subsidize the cost in excess of the equivalent of a 6" water main, and all costs of the water main for that portion adjacent to the the L.E.S. property at the northwest corner of the plat (Lot 36 I.T.).
2. At the time the utility easement was acquired to accommodate the L.E.S. transmission line along South 56th Street, a 100' wide right-of-way was the standard for arterial streets. The utility easement was wide enough to allow the power line to be constructed outside the right-of-way to help prevent future conflicts between street widening and other permanent infrastructure, such as utility poles. The right-of-way standard changed with the adoption of the Comprehensive Plan in 2002, and a 120' wide right-of-way is now required for South 56th Street at this location. When the additional right-of-way is dedicated, several L.E.S. utility poles will be in it. The annexation agreement requires that the developer dedicate the additional right-of-way, grant additional utility easement to compensate for the wider right-of-way, and pay to relocate any L.E.S. utility poles out of the South 56th Street right-of-way.
3. The Subdivision Ordinance requires a minimum lot depth of 120' for residential lots along major streets. This helps provide adequate area for required screening, and helps maintain a separation to reduce the impact upon residences located adjacent

to major streets. Several of the lots shown along South 56th Street do not provide this minimum lot depth, and a waiver has been requested to allow them as shown. There are no unique topographic or physical characteristics on the site that dictate the lot layout being proposed. As a result, in the absence of any hardship or unique circumstance, the plat should be redesigned to provide the required minimum lot depth.

4. A waiver to block length is being requested, but is a condition partially created by the adjacent subdivision, Thompson Creek. When the preliminary plat of Thompson Creek was approved, a long block was created, but did not exceed 1,320' so a waiver was not required at that time. However, the continuation of streets and blocks within this plat creates a block more than 1,320' long.

A waiver to pedestrian easement in a block over 1,000' long is also requested. However, the bike trail along the north boundary satisfies the requirement for a pedestrian easement provided a notation granting a public access easement is included on the plat. If this access easement over the bike trail is shown, the waiver is not required. With that, the proposed street layout and bike trail combine to provide adequate vehicular and pedestrian access, and justify the requested waiver to block length.

5. A waiver to lot lines not perpendicular to streets is also requested, and it is acceptable given the minor deviation and the layout of the plat.
6. Revisions to the grading and drainage plan are required, and must be approved by Public Works and Utilities before this project is considered by the City Council. It is noted in the Public Works and Utilities review that grading is shown outside the limits of the plat to the south and east. This requires permission from the adjacent land owners. Additionally, in the case of the grading outside the plat to the east, a portion of the right-of-way for Exbury Road is shown on adjacent property. The lots fronting this street cannot be final platted until all the required right-of-way is dedicated and provisions for completing the improvement therein have been made in accordance with the Land Subdivision Ordinance.
7. In their review, Public Works and Utilities also notes that waivers to the 3% platform slope for the Cavy Road and South 56th Street intersection and sewer flowing opposite street grades are requested. Considering the natural terrain and to help minimize grading on the site, these waivers are acceptable.
8. Other minor revisions to the plat are required to comply with Lincoln Municipal Code, and they include:

- A. The street trees shown along South 56th Street will interfere with the existing power lines when fully grown. The developer must coordinate an alternate species with the Parks and Recreation Department for planting in this area.
- B. A 20' wide public access easement for the proposed bike trail at the north boundary of the plat.
- C. The intended use for all outlots must be shown on the plat, in addition to being shown in the notes.
- D. All owners of lands within the limits of the plat must be shown.
- E. The required landscape screen along South 56th Street must be located on private property and moved out of the public right-of-way.

CONDITIONS:

Annexation #02004.

1. The applicant must enter into an annexation agreement with the City of Lincoln.

Preliminary Plat #02012

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Additional utility easements noted in the L.E.S. review.
 - 1.1.2 A minimum lot depth of 120' for those lots adjacent to South 56th Street.
 - 1.1.3 Required improvements in South 56th Street.
 - 1.1.4 An alternate street tree species approved by the Parks and Recreation Department for planting along South 56th Street.
 - 1.1.5 A 20' wide public access easement for the proposed bike trail along the north boundary of the plat.
 - 1.1.6 The intended use for all outlots, in addition to General Note #11.
 - 1.1.7 All owners of lands within the limits of the plat.
 - 1.1.8 The required landscape screen along South 56th Street located on private property and moved out of the public right-of-way.
 - 1.1.9 The requested waivers on the face of the plat revised to delete #3 (lot depth), and to include the waivers to a pedestrian easement, an intersection approach exceeding 3% grade, and lot lines not perpendicular to a street.

1.1.10 Either the grading plan revised to show no grading on adjacent properties, or the plat revised to show those lands within the boundary; or written approval from adjacent land owners is provided.

1.2 A revised grading and drainage plan per Public Works and Utilities review.

2. The City Council approves associated requests:

2.1 Annexation #02004.

2.2 Change of Zone #3362.

2.3 An exception to the design standards to permit sanitary sewer flow opposite street grades; and, an intersection approach exceeding 3% grade.

2.4 A modification to the requirements of the land subdivision ordinance to permit block length in excess of 1,320'; pedestrian easement where a block exceeds 1,000' in length; and, lot lines not perpendicular to a street.

General:

3. Lots 10-16, Block 7 cannot be included in a final plat until all required right-of-way for Exbury Road is dedicated and provisions for completing the improvement therein have been made in accordance with the Land Subdivision Ordinance.

4. Final Plats will be scheduled on the Planning Commission agenda after:

4.1 You have completed or posted a surety to guarantee the completion of the public streets, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.

4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

4.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

4.2.2 To complete the private improvements shown on the preliminary plat.

- 4.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 4.2.4 To continuously and regularly maintain the landscape screens and landscaping in medians.
- 4.2.5 To submit to the lot buyers and homebuilders a copy of the soil analysis.
- 4.2.6 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 4.2.7 To pay all improvement costs except the cost in excess of the equivalent of a 6" water main for the 24" water main in South 56th Street, and all costs of the water main for that portion of it adjacent to the L.E.S. property (Lot 36 I.T.).
- 4.2.8 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
- 4.2.9 To relinquish the right of direct vehicular access from all lots to South 56th Street except as shown on the plat.

Prepared by:

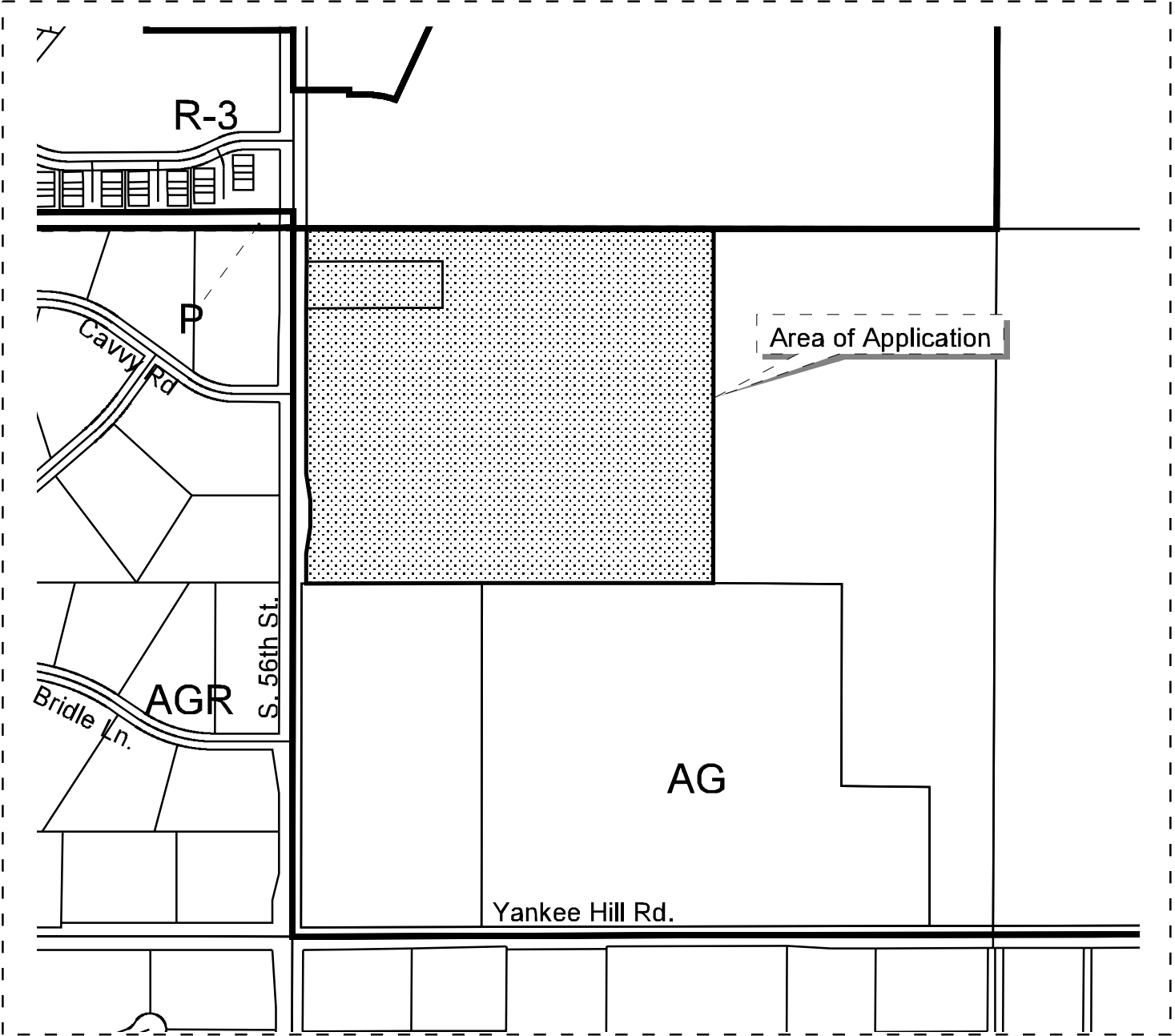
Brian Will, AICP
Planner



Annexation #02004
S. 56th & Cavvy Rd.



Photograph Date: 1999



Annexation #02004 S. 56th & Cavy Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

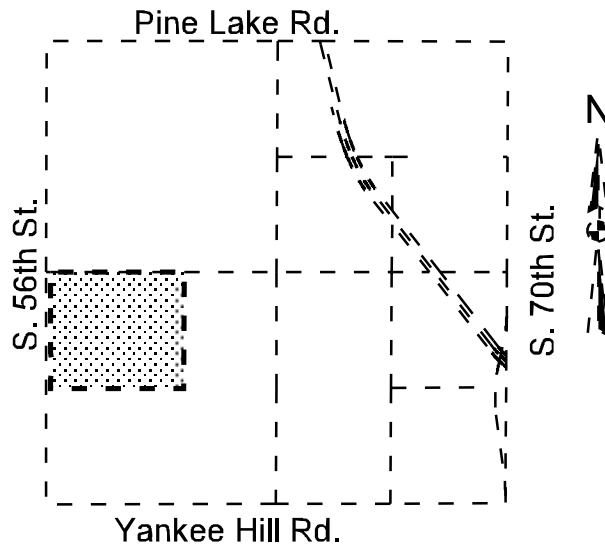
One Square Mile
Sec. 21 T9N R7E



Zoning Jurisdiction Lines



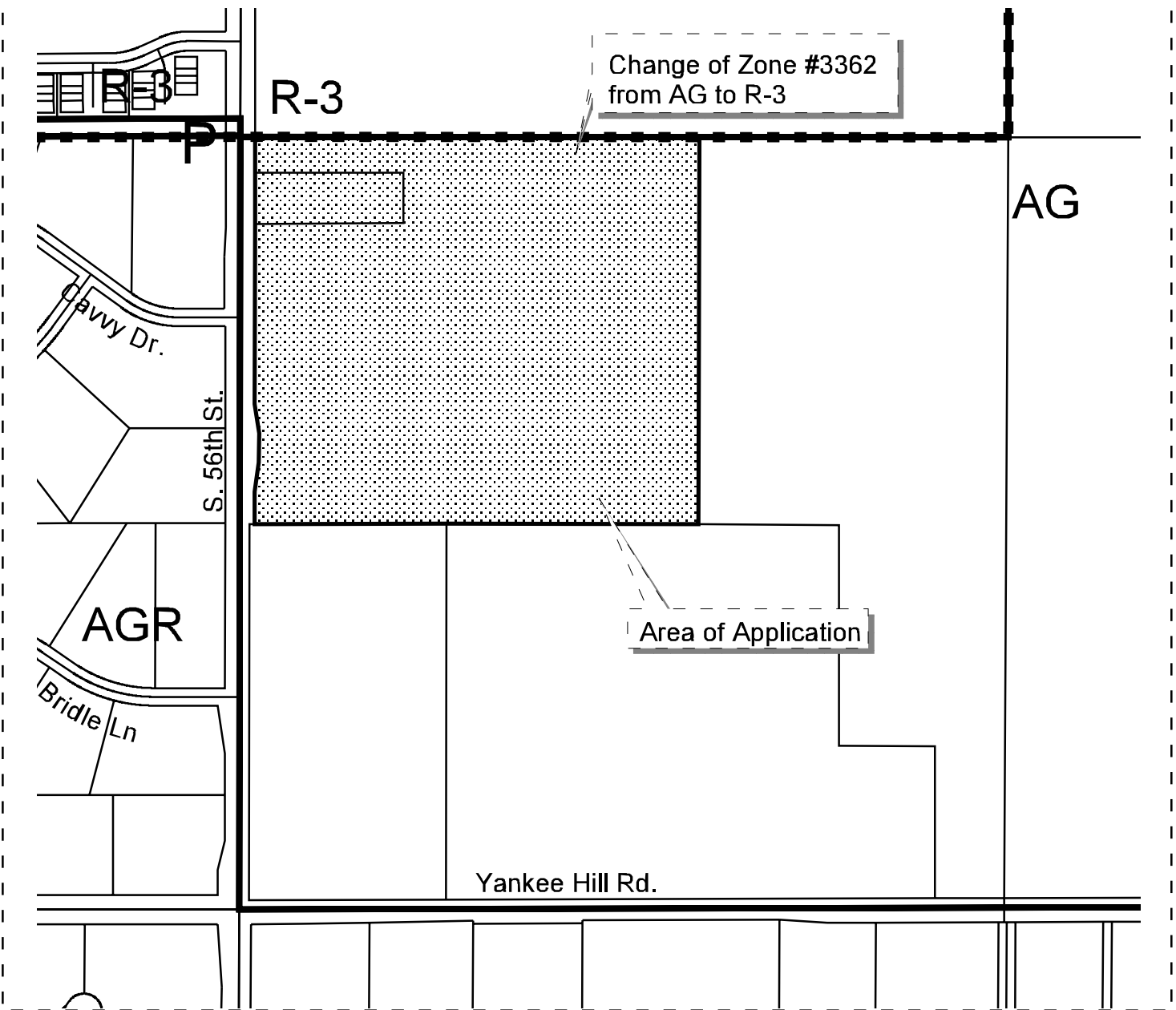
City Limit Jurisdiction





Preliminary Plat #02012
Change of Zone #3362
Big Thompson Creek

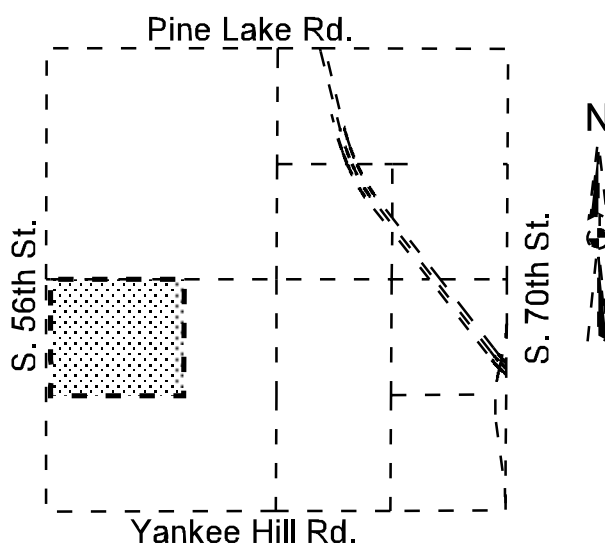
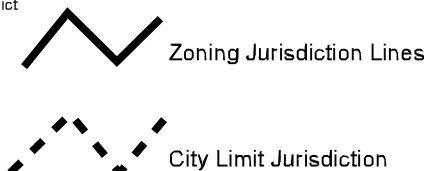




Preliminary Plat #02012
Change of Zone #3362
Big Thompson Creek

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 21 T9N R7E



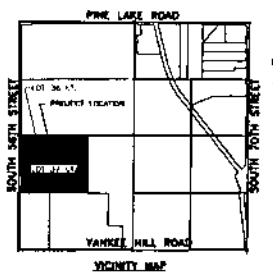
OLSSON ASSOCIATES

ENGINEER & PREPARED BY
GERRON ASSOCIATES
1111 LINCOLN MAHL
LINCOLN, NE. 68501
PHONE: 474-8311

OWNER & DEVELOPER
HESS DEVELOPMENT COMPANY &
SOUTHVIEW INC
2001 FINE LAKE ROAD, SUITE 100
P.O. BOX 27788
LONGOIN, ME 05047
PHONE: (403) 211-1873



第 1 步: $1^{\circ} \sim 15^{\circ}$

[illegible]

VICINITY MAP:

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	150.00	25.7139	17.8267	48.647	21.7272
C2	300.00	12.8569	8.9133	24.323	10.8636
C3	450.00	8.5713	5.9422	16.215	7.2424
C4	700.00	5.7142	3.9615	10.808	4.8282
C5	900.00	4.3633	2.9711	8.166	3.6211
C6	1200.00	3.2726	2.2282	6.124	2.7158
C7	1500.00	2.6180	1.7826	4.899	2.1727
C8	2000.00	1.9635	1.3370	3.674	1.6296
C9	2500.00	1.6104	1.0938	3.061	1.3424
C10	3000.00	1.3750	0.9198	2.551	1.1182
C11	3500.00	1.1961	0.7986	2.226	0.9750
C12	4000.00	1.0581	0.7071	1.974	0.8636
C13	4500.00	0.9451	0.6385	1.771	0.7727
C14	5000.00	0.8509	0.5857	1.608	0.7000
C15	5500.00	0.7726	0.5436	1.476	0.6455
C16	6000.00	0.7071	0.5088	1.367	0.6000
C17	6500.00	0.6522	0.4791	1.276	0.5625
C18	7000.00	0.6069	0.4534	1.199	0.5303
C19	7500.00	0.5698	0.4306	1.133	0.5025
C20	8000.00	0.5389	0.4103	1.076	0.4792
C21	8500.00	0.5132	0.3921	1.027	0.4593
C22	9000.00	0.4918	0.3758	0.984	0.4428
C23	9500.00	0.4738	0.3612	0.946	0.4286
C24	10000.00	0.4588	0.3481	0.912	0.4156
C25	10500.00	0.4464	0.3363	0.882	0.4037
C26	11000.00	0.4354	0.3257	0.855	0.3929
C27	11500.00	0.4257	0.3162	0.831	0.3832
C28	12000.00	0.4172	0.3077	0.809	0.3745
C29	12500.00	0.4097	0.2999	0.789	0.3667
C30	13000.00	0.4031	0.2928	0.771	0.3597
C31	13500.00	0.3972	0.2863	0.754	0.3535
C32	14000.00	0.3919	0.2803	0.738	0.3479
C33	14500.00	0.3871	0.2748	0.723	0.3428
C34	15000.00	0.3828	0.2697	0.709	0.3381
C35	15500.00	0.3789	0.2650	0.695	0.3338
C36	16000.00	0.3753	0.2607	0.682	0.3299
C37	16500.00	0.3720	0.2568	0.670	0.3263
C38	17000.00	0.3690	0.2532	0.658	0.3230
C39	17500.00	0.3662	0.2499	0.647	0.3199
C40	18000.00	0.3636	0.2468	0.637	0.3171
C41	18500.00	0.3612	0.2439	0.627	0.3145
C42	19000.00	0.3589	0.2412	0.618	0.3121
C43	19500.00	0.3568	0.2387	0.609	0.3098
C44	20000.00	0.3548	0.2364	0.601	0.3076
C45	20500.00	0.3529	0.2342	0.593	0.3055
C46	21000.00	0.3511	0.2321	0.586	0.3035
C47	21500.00	0.3494	0.2301	0.579	0.3016
C48	22000.00	0.3478	0.2282	0.572	0.2998
C49	22500.00	0.3463	0.2264	0.566	0.2981
C50	23000.00	0.3448	0.2246	0.560	0.2965
C51	23500.00	0.3434	0.2229	0.554	0.2950
C52	24000.00	0.3420	0.2213	0.549	0.2936
C53	24500.00	0.3407	0.2197	0.544	0.2922
C54	25				

[illegible]

SAFETY INFORMATION

A WARNING LABEL MUST BE PLACED ON EACH OF THE SHARPENERS OF THE ABOVE PRODUCTS. THE LABEL MUST BE PLACED ON THE SHARPENERS OF THE PRODUCTS IN A MANNER THAT IT IS EASILY NOTICED BY THE USER.

AMERICAN CITIZENSHIP
I HEREBY CERTIFY THAT EACH PLANS STATE RECEIVED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT AN ACCURATE AND COMPLETE RECORD IS KEPT UNDER THE LAWS OF THE STATE OF MINNESOTA. THESE PLANS MEET THE REQUIREMENTS OF THE CITY BUILDING'S OFFICE DESIGN REQUIREMENTS.

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REQUESTED WAIVERS

1. TO ALLOW THE LENGTH OF BLOCK 2 AND BLOCK 4b TO EXCEED 1000.
2. A WAIVER TO THE INITIAL ASSIGNMENT OF 100000 TO A NEW RESEARCHER WHEN ASSIGNED TO THIS CATEGORY FIRST TIME.
3. TO HAVE THE LOW OFFICE OF DISCOUNT FOR RATES 1, 2, 3, 4, & 5, BLOCK 1000, 1000, 1000, 1000, 1000.



TYPICAL 120' R.O.W. SECTION
FOR FLIGHT WAY CORRIDOR
NOT TO SCALE

REVISIONS

14-00000

1000
1000
1000
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1000

SHEET
1 OF 7

BIG THOMPSON CREEK

OLSON ASSOCIATES
POLYMER • STARCH • WAX • GLUE • ADHESIVE

REVIEWS

NO 18 JOURNAL OF THE UNIVERSITY

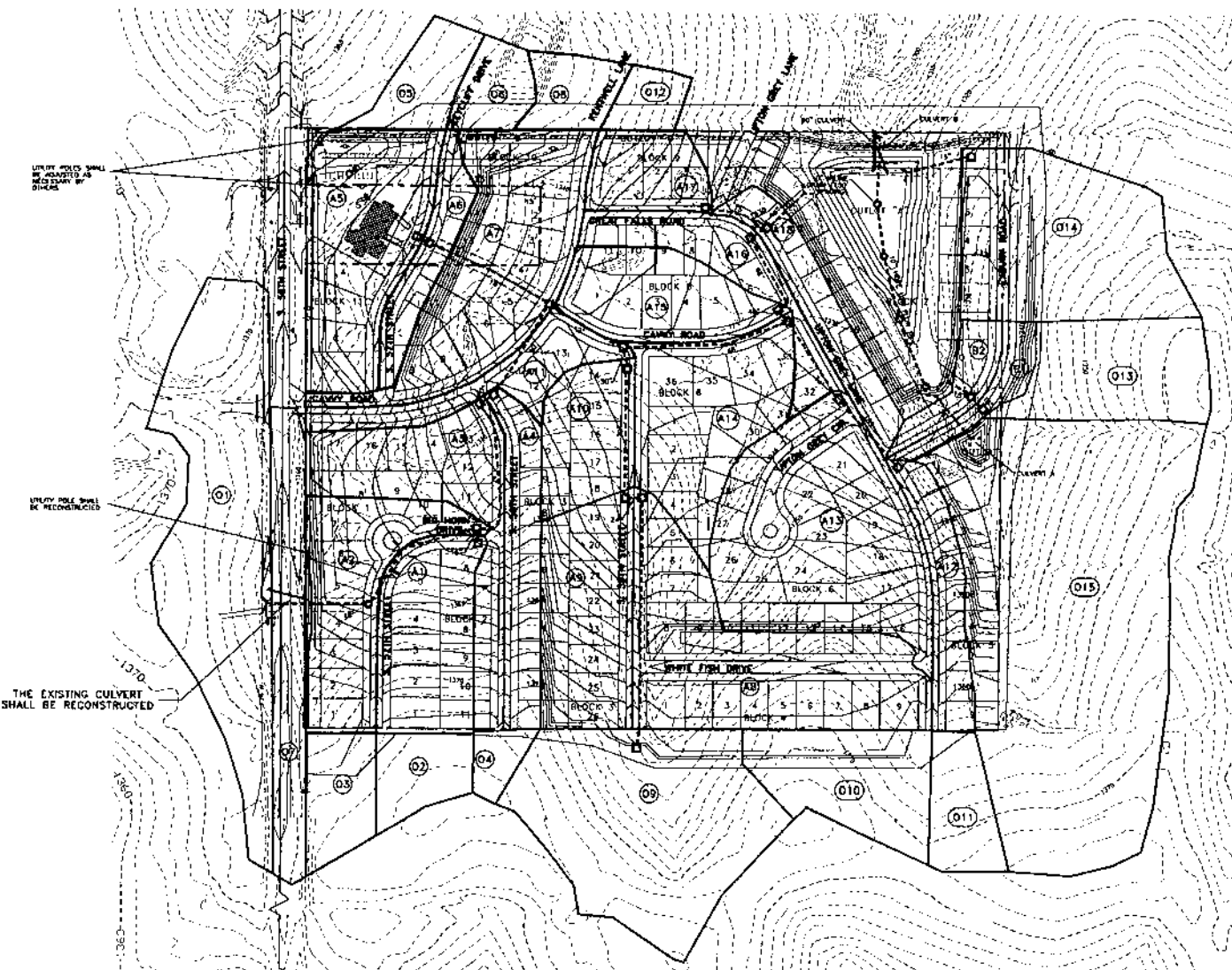
RESIDENT NAME

Account No.	200
Account type	LC
Applicant's name	WCF
Applicant's address	77
Applicant's phone	01-0000
Applicant's fax	01-0000
Applicant's e-mail	01-0000
Applicant's website	01-0000
Applicant's email	01-0000
Applicant's fax	01-0000
Applicant's e-mail	01-0000

SHEET
02 OF 07

4 12.34 of (the 10 yr runoff from A3 and A5) has been
recovered during the 1960s (see table 1).

4 12.34 of (the 10 yr runoff from A3 and A5) has been
recovered during the 1960-1961 season.



**PRELIMINARY FLAT
GRADING AND DRAINAGE PLAN**








SCALE: 1"=100'

NOTES

1. ALL UTILITY POLES ARE UNAFFECTED UNLESS OTHERWISE NOTED.

LEGEND

 PROPOSED MAJOR CONTIGUOUS
 PROPOSED MINOR CONTIGUOUS
 EXISTING MAJOR CONTIGUOUS
 EXISTING MINOR CONTIGUOUS
 OVERLAP/ADJACENT
 PROPOSED STORM SEWER
 PROPOSED CATCH BASIN
 TEMPORARY DRAINAGE STALL
 EXISTING UTILITY POLE (115')

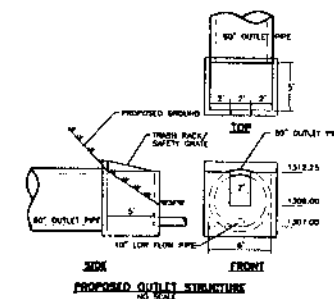
CLAIMS

CULVERT A 36"	
AREA = 10.03 AC	
FREQUENCY FLOW (CFS)	WATER LEVEL
5	31
50	53
100	56

CULVERT B 60" (WITH WEIR STRUCTURE)	
AREA = 78.27 AC	
FREQUENCY FLOW (CFS)	WATER LEVEL
5	123
50	220
100	250

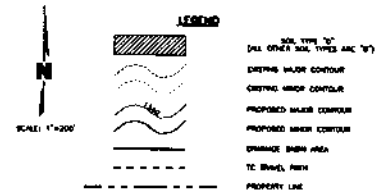
MINIMUM LOT OPENING ELEVATIONS

BLOCK #	LOT #	MINIMUM OPEN ELEVATION
2	1	1317.50
2	2	1317.50
2	3	1317.50
2	4	1317.50
2	5	1317.50
2	6	1317.50
2	7	1318.00
2	8	1321.00
2	9	1317.50
2	10	1317.50
2	11	1317.50
2	12	1317.50
2	13	1317.50
2	14	1317.50
2	15	1317.50
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3	98	1317.50
3	99	1317.50
3	100	1317.50



BIG THOMPSON CREEK

PRELIMINARY PLAN
GRADING AND DRAINAGE PLAN



SUBAREA BREAKDOWN - PRE DEVELOPED

SUBAREA	AREA (ACRES)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)
A1	6.28	77	18.8
A2	66.98	77	22.8

RUNOFF DATA - BASIN A (OUTFALL)

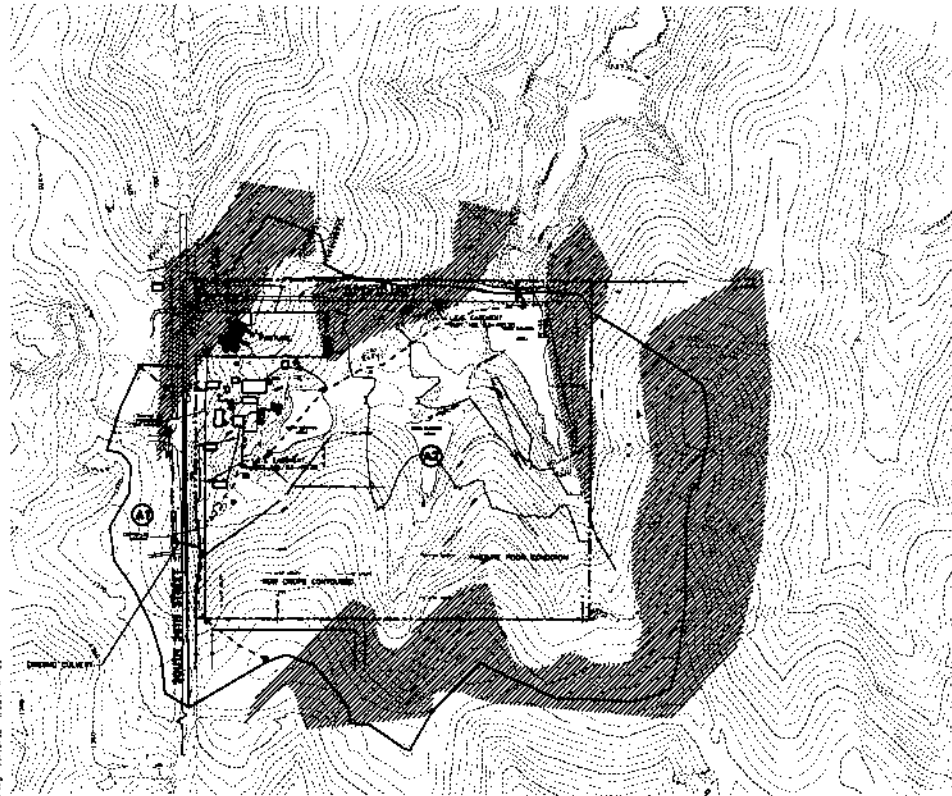
STORM FREQUENCY	PRE-DEVELOPED CONDITIONS	PRE-DEVELOPED CONDITIONS	STORAGE VOLUME	WATER SURFACE ELEVATION (FT)
2	77	77	N/A	N/A
10	77	77	N/A	N/A
100	77	77	N/A	N/A

SUBAREA BREAKDOWN - POST DEVELOPED

SUBAREA	AREA (ACRES)	WEIGHTED CURVE NUMBER	TIME OF CONCENTRATION (MIN)
A1	6.28	77	18.8
A2	66.98	77	22.8

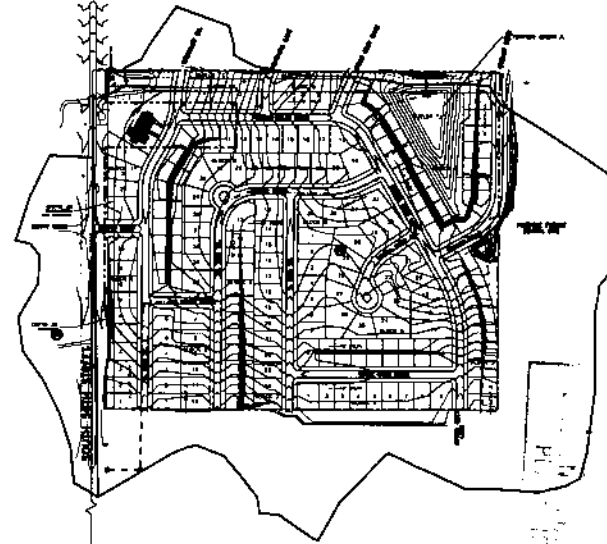
RUNOFF DATA - BASIN A (OUTFALL)

STORM FREQUENCY	POST-DEVELOPED CONDITIONS	POST-DEVELOPED CONDITIONS	STORAGE VOLUME	WATER SURFACE ELEVATION (FT)
2	77	77	N/A	N/A
10	77	77	N/A	N/A
100	77	77	N/A	N/A



EXISTING HYDRAULIC AND HYDROLOGY INFORMATION

CONCEPT GRADING FOR FUTURE
SOUTH 26TH STREET BY OTHERS



PROPOSED HYDRAULIC AND HYDROLOGY INFORMATION

DEC 23 2000

DEC 23 2000

REVISIONS

GRADING AND DRAINAGE PLAN

BIG THOMPSON CREEK

LINCOLN, NEBRASKA

SHEET
05 OF 07

DATE
01/01/01

PROJECT

REVISIONS

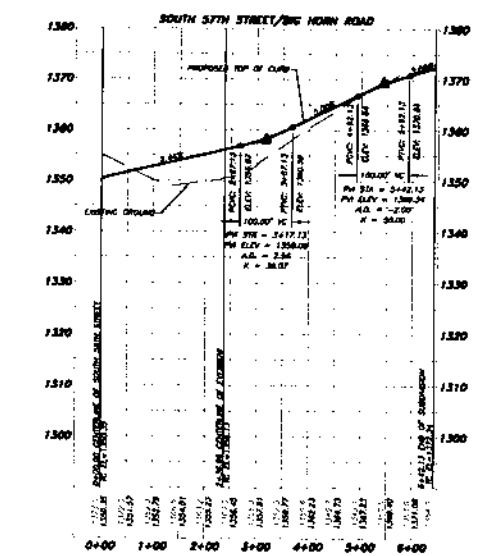
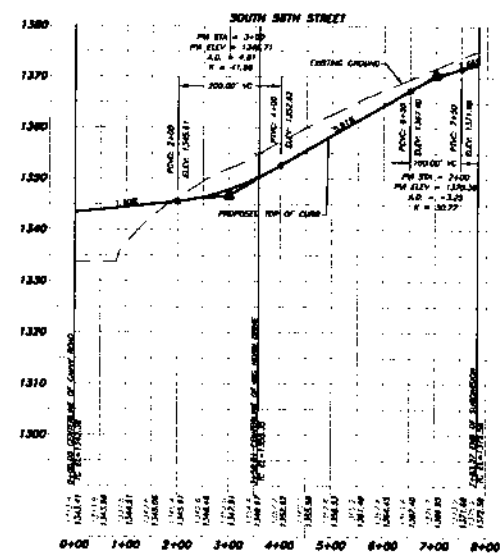
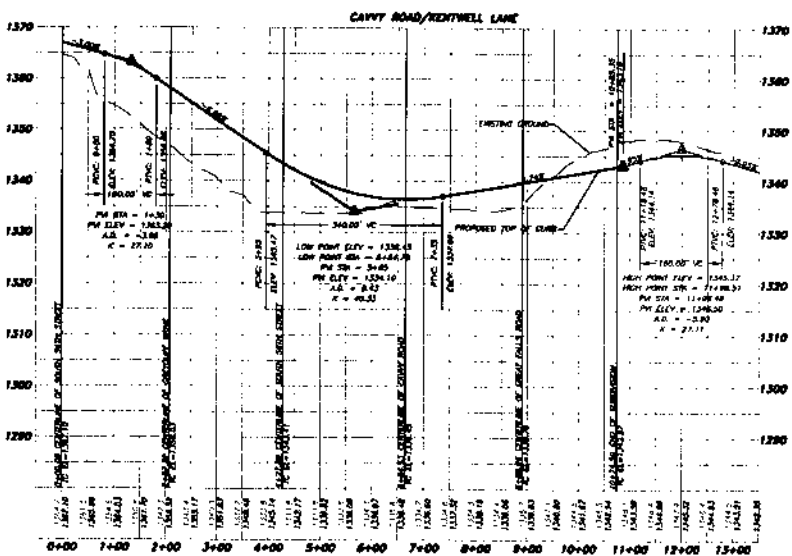


OLSSON ASSOCIATES
1000 N. 10th St., Suite 100
Lincoln, NE 68502
Phone: 402.441.1000
Fax: 402.441.1001
E-mail: info@olssonassoc.com

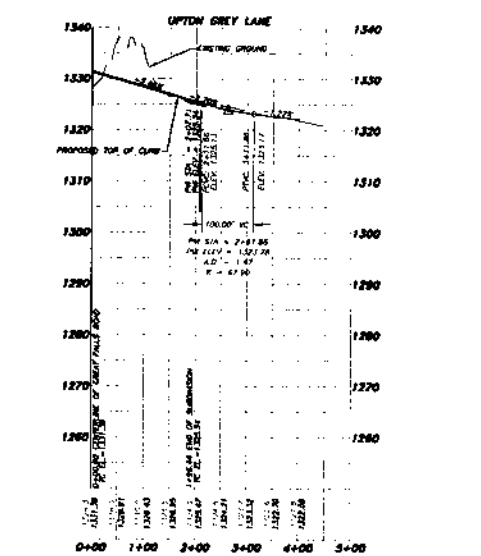
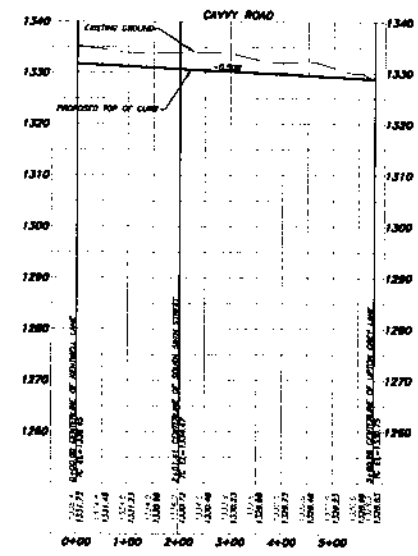
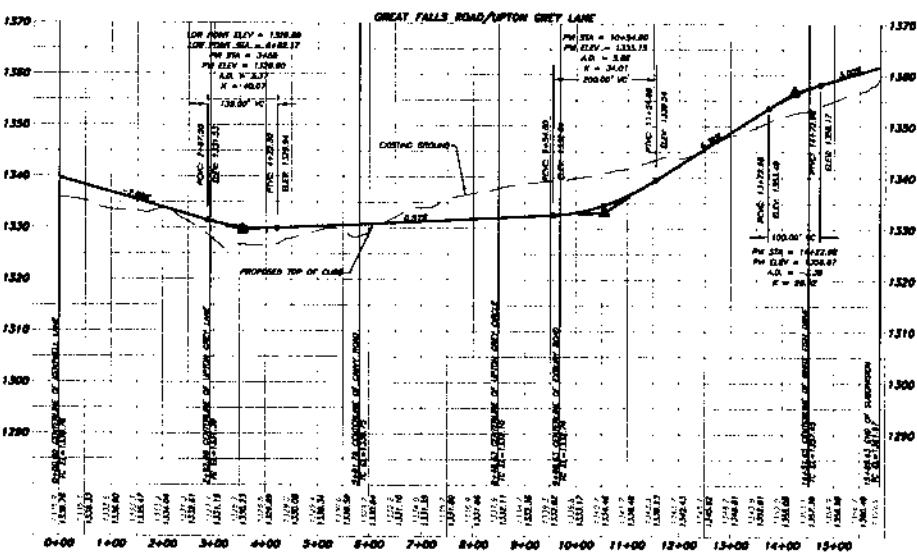
NO.	DATE	REVISIONS
1	04/01/07	ISSUED FOR PERMIT

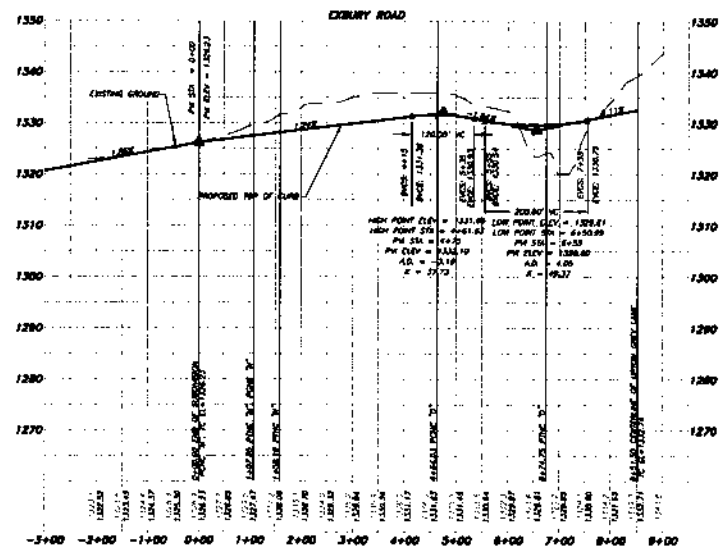
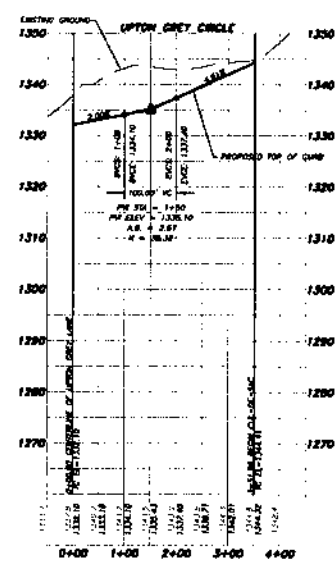
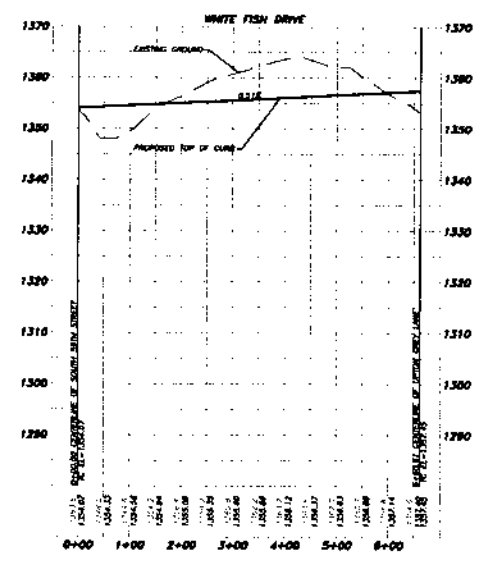
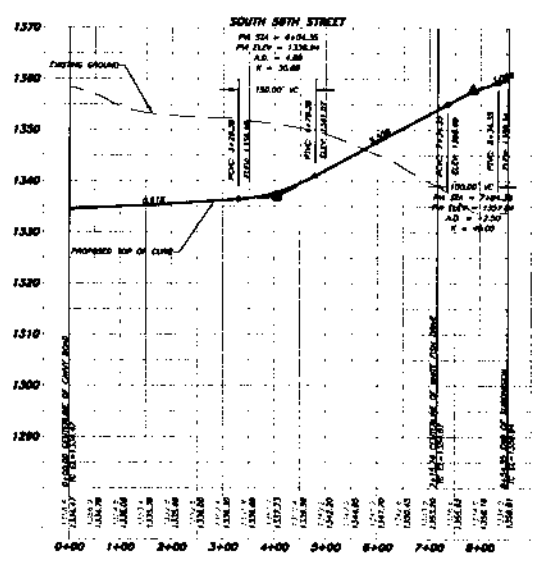
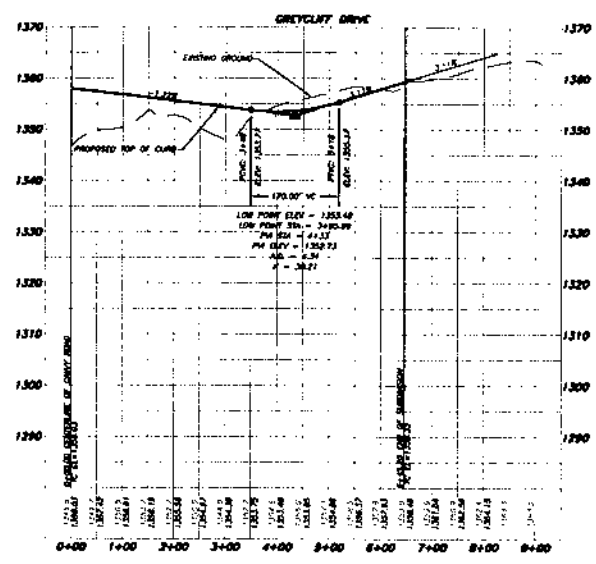
PROJECT	PRELIMINARY STREET PAVING PROFILES
SHEET	04 OF 07
LOCATION	BIG THOMPSON CREEK LINCOLN, NEBRASKA

DATE	04/01/07
BY	WJS
CHECKED	WJS
APPROVED	WJS

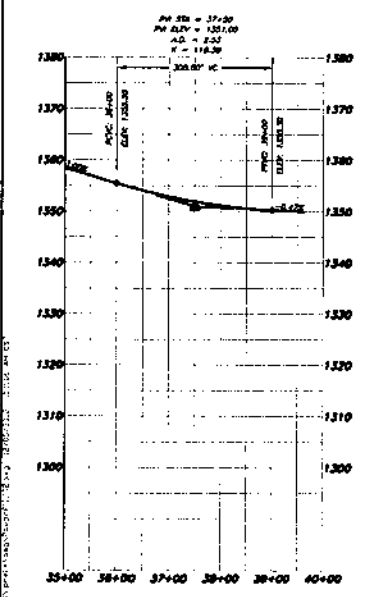
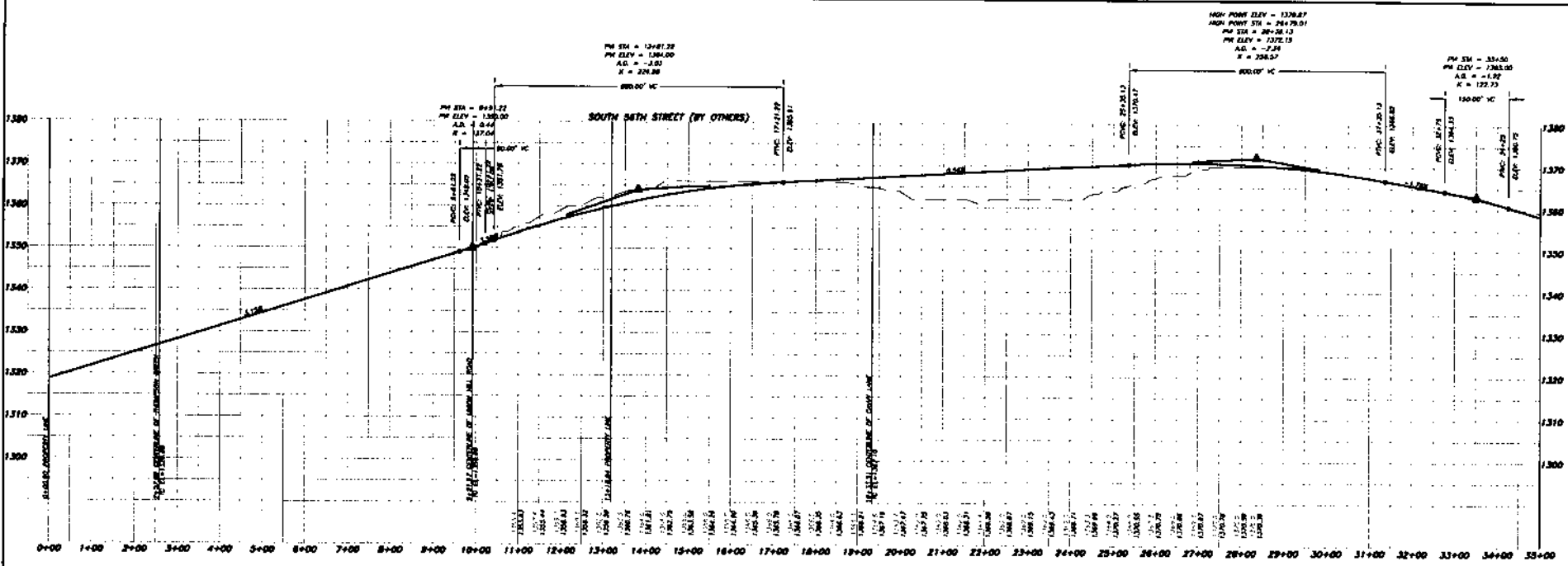


SCALE: HORIZONTAL 1" = 100'
 VERTICAL 1" = 10'





SCALE: HORIZONTAL 1" = 100'
 VERTICAL 1" = 10'

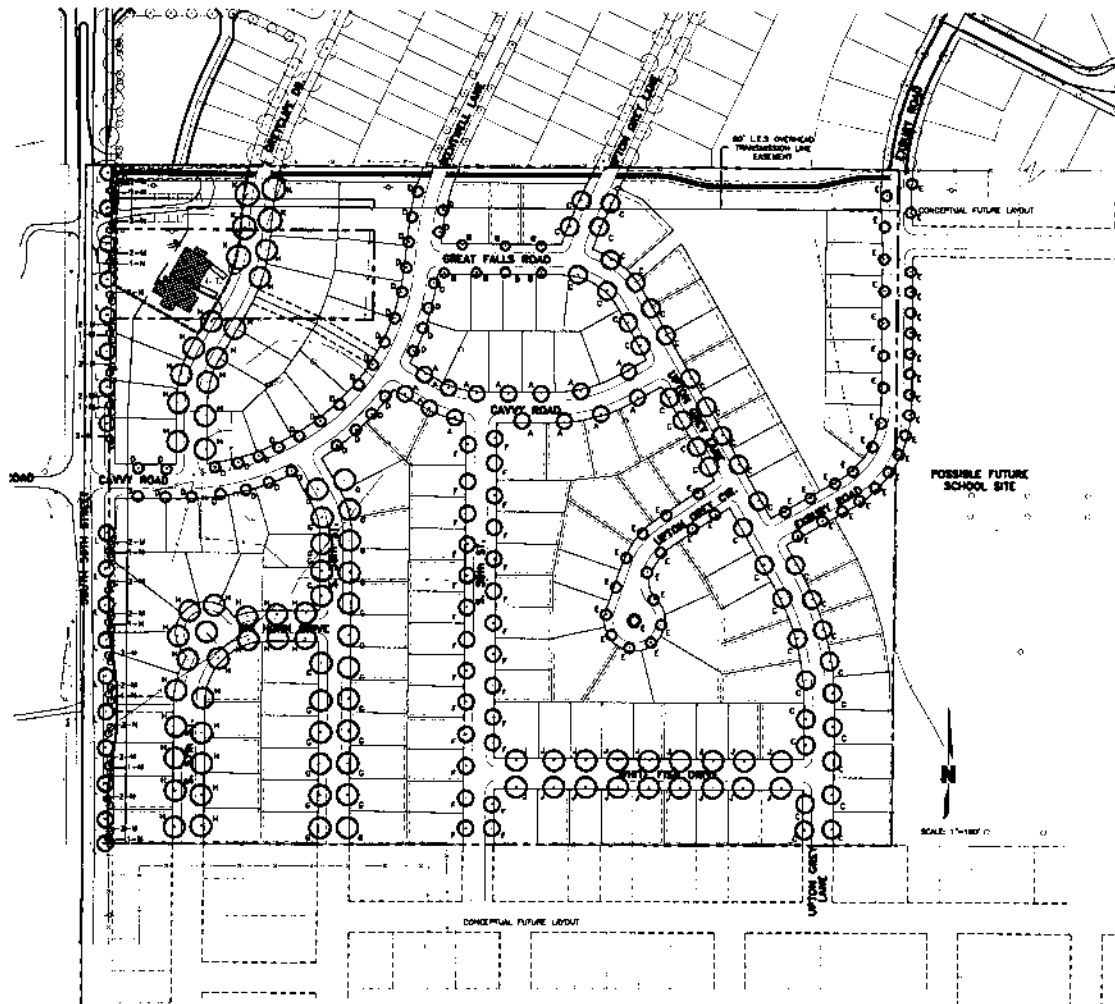


SCALE: HORIZONTAL 1" = 100'
VERTICAL 1" = 10'

BIG THOMPSON CREEK

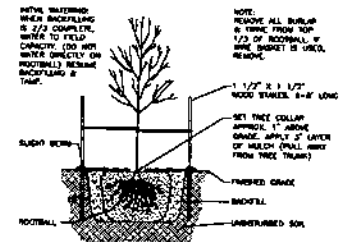
PRELIMINARY PLAT
LANDSCAPE PLAN

OLSSON ASSOCIATES
P.L.L.C.
1001 N. 17th St., Suite 200
Lincoln, NE 68502
402/441-1111
www.olssonassociates.com

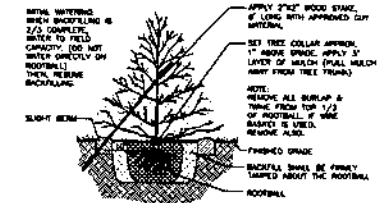


GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL INSTALLED SHALL BE "HURDLY GROWN" MEETING THE FOLLOWING CRITERIA:
 - A) PLANT MATERIAL, GROWN BY ESTABLISHED COMMERCIAL NURSERIES AND SOLD TO LICENSED AND CERTIFIED NURSERIES AND/OR LANDSCAPE CONTRACTORS.
 - B) SHOWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-1980).
2. CITY OF LINCOLN SHALL MARK STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.
3. LANDSCAPING MATERIALS SHALL NOT BE INSTALLED WITHIN LES EASEMENTS ALONG GREYCLIFF DRIVE, GARRISON DRIVE, & CONSUMERS DRIVE DUE TO U.S. OVERHEAD TRANSMISSION LINE.
4. TURF SHALL BE PROVIDED FOR EVERGREEN AND CUL-DE-SAC ISLANDS. ANY ADDITIONAL PLANTINGS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AS PER CHAPTER 21.8 SECTION 21.8.1.1.
5. LANDSCAPING OF EVERGREENS AND CUL-DE-SAC'S SHALL BE MAINTAINED BY THE DEVELOPER/HOME OWNERS ASSOCIATION AS PER CHAPTER 21.8 SECTION 21.8.2.1.
6. LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES. (SEE NOTE #1 ABOVE)
7. EXISTING TREES CONSIST OF: CROWN SPURGE, FLA. POPLAR, CORNIFOLIA, AKA, OAK, AND PINE.



① DECIDUOUS TREE PLANTING DETAIL
SCALE: N/A



② EVERGREEN TREE PLANTING DETAIL
SCALE: N/A

LEGEND

- PLANT MATERIAL TO BE REMOVED
- NEW DECIDUOUS TREE
- NEW CONIFEROUS TREE

STREET TREES AND LANDSCAPE SCHEDULE

KEY	LOCATION	COMMON NAME	BOTANICAL NAME	PLANTING METHOD	SIZE	QUANTITY
A	GREYCLIFF DRIVE	SPRINGBROOK LARCH	Larix laricina (DuRoi) Koch	1 1/2" sap	6-8"	30
B	51ST ST./GREAT FALLS	NEW ENGLAND SPRUCE	Abies balsamea (MILL.) B.S.P.	1 1/2" sap	6-8"	15
C	GREYCLIFF DRIVE/50TH	SKYLINE HORNED LARCH	Larix laricina (DuRoi) Koch	1 1/2" sap	6-8"	15
D	GREYCLIFF DRIVE	FLAME MAPLE	Acer glabrum 'Flame'	5-6"	6-8"	20
E	GREYCLIFF DRIVE/CONSUMERS DR.	DOUGLASS SPRUCE	Picea canadensis	5-6"	6-8"	20
F	50TH STREET	AUTUMN PURPLE WHITE MAPLE	Acer glabrum 'Autumn Purple'	1 1/2" sap	6-8"	30
G	50TH STREET	DOUGLASS SPRUCE	Picea canadensis	1 1/2" sap	6-8"	30
H	50TH STREET/51ST	AUTUMN BLAZE RED MAPLE	Acer glabrum 'Autumn Blaze'	1 1/2" sap	6-8"	30
I	50TH STREET	FLAME MAPLE	Acer glabrum 'Flame'	1 1/2" sap	6-8"	30
J	50TH STREET	DOUGLASS SPRUCE	Picea canadensis	1 1/2" sap	6-8"	30
K	50TH STREET	WHITE PINE	Pinus strobus	5-6"	6-8"	20

REVISIONS
NO. DATE DESCRIPTION
1 01/15/2010 PRELIMINARY PLAT

LANDSCAPE PLAN
BIG THOMPSON CREEK
PRELIMINARY PLAT

LINCOLN, NEBRASKA

DATE: 01/15/2010
BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/15/2010

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 37 I.T. AND LOT 36 I.T., LOCATED IN THE SOUTHWEST QUARTER (SW4) OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SW4; THENCE EASTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 37 I.T. EXTENDED AND THE NORTH LINE OF SAID SW4, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 37 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING.; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 15 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 37 I.T. AND THE NORTH LINE OF SAID SW4, A DISTANCE OF 1,526.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 37 I.T.; THENCE SOUTH 00 DEGREES 18 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 37 I.T., A DISTANCE OF 1,322.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 37 I.T., A DISTANCE OF 1,521.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 37 I.T., SAID LINE ALSO BEING LOCATED 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SW4, A DISTANCE OF 111.17 FEET TO A WEST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 08 DEGREES 36 MINUTES 43 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 37 I.T., A DISTANCE OF 101.07 FEET TO A WEST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 37 I.T., SAID LINE ALSO BEING LOCATED 65.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SW4, A DISTANCE OF 99.92 FEET TO A WEST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 08 DEGREES 26 MINUTES 32 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 37 I.T., A DISTANCE OF 101.25 FEET TO A WEST CORNER OF SAID LOT 37 I.T.; THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 37 I.T., AND THE WEST LINE OF SAID LOT 36 I.T., SAID LINE ALSO BEING LOCATED 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SW4, A DISTANCE OF 913.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,013,399 SQUARE FEET OR 46.22 ACRES, MORE OR LESS.

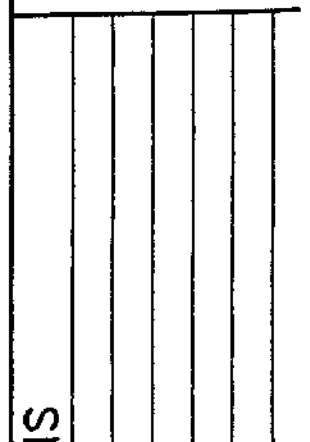
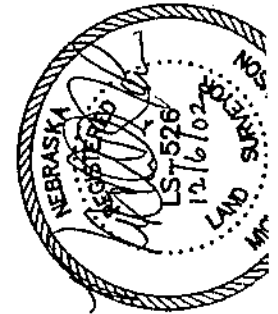
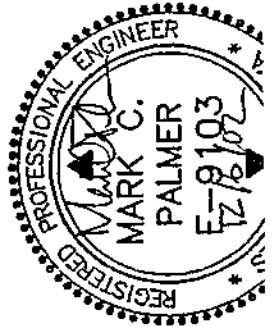
15 March 2002

F:\Projects\20010679\YTOPPO\dwg\YPREPLATMEYER.wpd

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE BOUNDARY OF THE ABOVE PRELIMINARY PLAT AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED OR FOUND AT ALL BOUNDARY CORNERS.

Mark C. Palmer



GENERAL SITE NOTES

1. SANITARY SEWER AND WATER LINES TO BE 8" PIPE AND 6" PIPE RESPECTIVELY UNLESS OTHERWISE SHOWN AND TO BE BUILT TO CITY OF LINCOLN SPECIFICATIONS.
2. ALL SANITARY SEWERS & WATER MAINS TO BE PUBLIC.
3. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY UP TO 10 FEET.
4. ALL DIMENSIONS ALONG CURVES ARE CHORD DISTANCES.
5. ALL PAVING RADII TO BE 20' UNLESS OTHERWISE NOTED.
6. ALL INTERSECTION ANGLES SHALL BE 90° UNLESS OTHERWISE NOTED.
7. DIRECT VEHICULAR ACCESS TO SOUTH 56th STREET IS RELINQUISHED EXCEPT AS SHOWN.
8. ALL ELEVATIONS ARE BASED ON NAVD 1988.
9. SIDEWALKS TO BE BUILT ALONG BOTH SIDES OF STREETS.
10. EASEMENTS AS SHOWN SHALL BE GRANTED FOR PUBLIC USE AND FOR SIDEWALKS. ALL SIDEWALKS SHALL BE 4' WIDE AND ALL SIDEWALK EASEMENTS SHALL BE 5' WIDE (UNLESS OTHERWISE NOTED)
11. TOTAL USAGE:
 BASE
 157 SINGLE FAMILY
 TOTAL UNITS....157

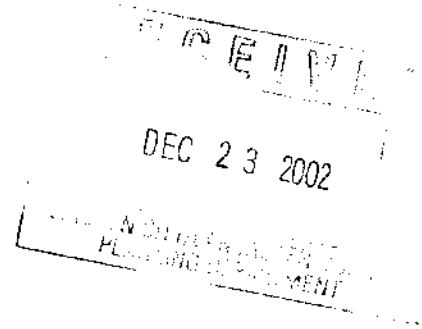
 1 FIRE STATION (LOT 5 BLOCK 11)

 TOTAL BLOCKS - 11
 TOTAL LOTS - 158

 OUTLOT "A" - BIKE PATH, DRAINAGE, GREENSPACE, AND BLANKET UTILITY EASEMENT
 OUTLOT "B" - DRAINAGE, GREENSPACE, AND BLANKET UTILITY EASEMENT
 OUTLOT "C" & "D" - BIKE PATH, GREENSPACE, AND BLANKET UTILITY EASEMENT
12. ORNAMENTAL LIGHTING ALONG ALL PUBLIC STREETS SHALL BE IN ACCORDANCE WITH L.E.S. REGULATIONS.
13. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS OF THE CITY OF LINCOLN FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION AND FURTHER TO SUBMIT A SEEDING AND MAINTENANCE SCHEDULE BEFORE SITE GRADING IS COMPLETE.
14. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
15. THE DEVELOPERS ARE CURRENTLY WORKING WITH L.E.S., THE OWNERS OF LOT 36 I.T., TO HAVE THE PROPERTY DECLARED SURPLUS AND INCORPORATED INTO THIS DEVELOPMENT. THE FIRE STATION HAS EXPRESSED INTEREST IN THIS PROPERTY. AN AREA HAS BEEN SHOWN FOR A POTENTIAL FIRE STATION SITE IF THE FIRE DEPARTMENT ACQUIRES THE GROUND.
16. EXISTING BUILDINGS SHALL BE REMOVED PRIOR TO FILING OF THE FINAL PLAT.
17. ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS.
18. LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

SITE PLAN

drawn by:
checked by:
approved by:



December 23, 2002

Mr. Marvin Krout, Planning Director
Planning Department
County - City Building
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: Big Thompson Creek Preliminary Plat
OA Project No. 2001-0679.04

Dear Mr. Krout,

Enclosed, please find the following documents for the above mentioned project:

- a. Site Plan; 16 copies.
- b. Drainage and Grading Plan; 10 copies.
- c. Street Profile Plans; 5 copies
- d. Landscape Plan; 10 copies.
- e. 8 1/2" x 11" print Site plan
- f. Drainage Study; 3 Copies

* (Soils Report previously submitted).

* (HEC-1 Beals Slough Drainage Study previously submitted).

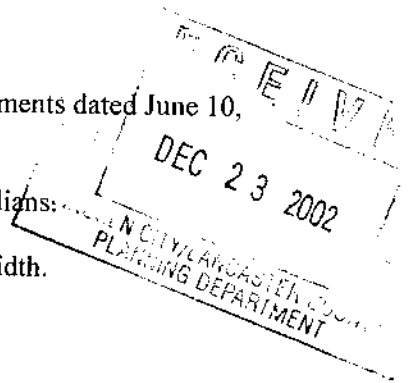
The annexation agreement has previously been submitted under separate cover by Seacrest and Kalkowski P.C.

Following are our responses to Dennis Bartels, Public Works and Utilities comments dated July 19, 2002. Please note that the roadway configuration has been changed to accomodate the proposed Fire Station.

- 1) Sanitary Sewer - (15' depth):
We have revised our site grading plans to minimize the depth of the sewer. The sewer will still flow opposite street grades, however, it will not exceed the 15' depth.
- 2) Water - (24" water main):
The payment for the 24" water main will be addressed in the annexation agreement.
- 3) Street System:
We have revised our plans to show 60' of Right of Way adjacent to 56th street.
The payment for the roadways, LES pole relocation, and temporary pavement will be addressed in the annexation agreement.
- 4) Drainage & Grading: The plans have been revised to address Public Work's comments.

Following are our responses to **Mark Canney**, Lincoln Parks and Recreation's comments dated June 10, 2002.

- 1) This submittal includes a detailed landscape plan of the Traffic circles / medians:
- 2) The cross section of the Public Way Corridor has been changed to 120' in width.



Following are our responses to **LES** comments (Verbal from Jason Reynolds)

- 1) Blanket easements have been provided for Outlots A, B, & C. Previous submittals provide for blanket easements for Outlots D & E.

The following **waivers** are being requested:

- 1) To allow the length of Block 7 & 10 to exceed 1320'.
- 2) To waive pedestrian easements in blocks that exceed 1,000 feet in length.
(The future bike trail, Outlot D, will serve as pedestrian access across blocks in question).
- 3) To allow Sanitary Sewer Main flow opposite steet grades at Upton Grey Lane and Great Falls Road .
- 4) To waive the lot depth requirement for Lots 1, 2, 3, 4, & 5, Block 1; Lots 1 & 2, Block 11.
- 5) To allow lot lines perpendicular to right-of-way lines.

Please contact us if you have any questions or require any additional material for your review.

Sincerely,


Stephen Clymer, AIA

Attachments

cc: Tom White
John Brager
Gerald Schleich
File

Memorandum

To: Brian Will, Planning Department
From: ~~Dennis Bartels~~, Public Works and Utilities
CB Chad Blahak, Public Works and Utilities
Subject: Big Thompson Creek

Date: December 23, 2002

cc: Randy Hoskins
Dennis Bartels
Nicole Fleck-Tooze
Devin Biesecker

Engineering Services has reviewed the re-submitted preliminary plat for Big Thompson Creek, located east of South 56th Street, 1/4 mile north of Yankee Hill Road and has the following comments:

1. Water - The water system for this plat is satisfactory.

As stated in the memo dated July, 19 2002, the City has not budgeted funds for the construction of the 24" water main in South 56th Street and that the cost for the main should be the responsibility of the development. The construction should be required in the annexation agreement with an estimated surety of \$105,000.

2. Sanitary - The sanitary system for this plat is satisfactory.

3. Grading/Drainage - As shown, the storm sewer from area A6 does not have the capacity for the 100 yr flood and drainage swale is required between lots 12&13 and 4&5 in block 10. The grading plan should be revised accordingly. Also, provide cross-section and water surface elevation for drainage swale mentioned above and minimum opening elevations for lots 4,5,12, and 13 in block 10.

Provide a cross-section and water surface elevation for the drainage swale between lots 1&2 block 7 and lots 9&10 block 7. Verify minimum opening elevations for lots 1,2,9, and 10 in block 7 according to above water surface elevations.

According to the Thompson Creek development to the north, area O8 should be added to A7 and area O6 should be added to A6.

The grading plan shows grading outside the limits of this plat on the south and east boundaries. Does the developer have permission to grade on these properties?

The slope on the back side of the detention pond dam is greater than the 4:1 maximum. The grading plan should be revised accordingly.

December 18, 2002

4. Streets - A requested waiver of design standards for 3% platform slope on Cavvy Road east from South 56th Street needs to be added to sheet 1 of 7. Public Works will then recommend approval of this requested waiver. If other locations are to be considered for this waiver, they need to be identified and justification must be provided.

As stated in the memo dated July 19, 2002, the developer, as a condition of annexation approval, shall be required to construct temporary widening of existing South 56th Street to provide left turn provisions at the intersection of Cavvy Road and South 56th Street, if the preliminary plat is final platted prior to construction of permanent paving in South 56th Street.

As stated in the memo dated July 19, 2002, this plat, as a condition of annexation approval, should be required to contribute one-half of the equivalent cost to design, grade, and pave South 56th Street with curb and gutter along the frontage of this plat as a suburban cross-section (2 through lanes, each 17 feet in width and a median 28' in width). Such costs exclude right-of-way, sidewalks or trails and landscape screens or trees that are required as a condition of this plat. They do include grading and utility relocations. The preliminary estimate of this contribution is \$264,000. This plat, as a condition of annexation approval, should also be responsible for the LES utility pole relocations that would be necessary with the construction of the suburban cross-section.

5. Waivers - The developer is requesting a waiver of design standards for sanitary to flow against the slope of the street. Since this particular situation does not cause excessive depth, Public Works recommends approval.

The developer is requesting a waiver for block length in excess of 1320' for South 57th along block 7. Public works recommends the approval of this waiver.

6. General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

Dennis D Bartels

To: Brian J Will/Notes@Notes

cc:

12/23/2002 03:47 PM

Subject: Big Thompson Creek Prelim Plat

Per the proposed annexation agreement, Public Works will agree to subsidize the 24" water main in 56th abutting this plat. This is different than stated in the memo sent to you earlier today from Chad Blakak.